

**MINUTES**

of an **Ordinary Council Meeting** held in the Council Chambers, Municipal Head Office, Swakopmund on **Thursday, 27 February 2020 at 19:00.**

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**PRESENT:**

Councillor N N Salomon	:	Mayor
Councillor A M Marsh	:	Deputy Mayor
Councillor E Shitana	:	Chairperson of MC
Councillor K N Jason	:	Alternate Chairperson of MC
Councillor P Nashilundo	:	Member of Management Committee
Councillor A Jonas	:	Member of Management Committee
Councillor W O Groenewald	:	Member of MC
Councillor U Kaapehi	:	Member of Council
Councillor E K Hangula	:	Member of Council

**OFFICIALS:**

Mr A Benjamin	:	Chief Executive Officer
Mr M P C Swarts	:	GM: Corporate Service & HR
Mr C McClune	:	GM: Engineering Services
Ms M Cloete	:	Acting GM: Economic Development Services
Ms G Mukena	:	Acting GM: Finance
Mr R Ujaha	:	Acting GM: Health Services
Mr A Plaatjie	:	Manager: Corporate Services
Ms M Bahr	:	Manager: Human Capital
Ms A Kahuika	:	Administrative Officer: Administration

**ALSO PRESENT:**

Also present was the Swakopmund Constituency Councillor, Honourable Juuso Kambueshe, Members of the Junior Town Council, one staff member receiving long service award and seven (7) Members of the public.

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1. **OPENING BY PRAYER**

Councillor E K Hangula opened the meeting with a prayer.

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2. **ADOPTION OF THE AGENDA OF THE MEETING OF COUNCIL**

On proposal of Councillor K N Jason seconded by Councillor U Kaapehi it was:

**RESOLVED:**

**That the agenda be adopted.**

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3. **APPLICATIONS FOR LEAVE OF ABSENCE AND DECLARATION OF INTEREST BY MEMBERS OF COUNCIL**

3.1 Application for leave of absence:

Alderman E //Khoaseb - Approved

3.2 Declaration of interest:

None.

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4. **CONFIRMATION OF MINUTES**

(C/M 2020/02/27 - A 2/3/5)

4.1 **MINUTES OF AN ORDINARY COUNCIL MEETING HELD ON 30 JANUARY 2020**

On proposal of Councillor K N Jason seconded by Councillor U Kaapehi it was:

**RESOLVED:**

**That the minutes of the Ordinary Council Meeting held on 30 January 2020, be confirmed as correct.**

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5. **OFFICIAL ANNOUNCEMENTS, STATEMENTS AND COMMUNICATIONS**

(C/M 2019/09/31 - A 2/3/5)

5.1 His Worship, the Mayor, also announced as follows:

*Honourable Councillors, The Chief Executive Officer, Mr. Alfeus Benjamin, General Managers, Managers, Officials, Members of the Community, Members of the Media, Ladies and Gentlemen, All Protocol observed*

*Good evening and welcome to the Council meeting and Announcements.*

*Ladies and Gentlemen*

*Please allow me to personally share my deepest gratitude to all the public members who attended the public meetings recently held in Swakopmund. The response was highly remarkable and we value the engagement by the members of the community during these meetings.*

*On behalf of Council, I would like to reassure you of our commitment to provide quality service delivery to the community of Swakopmund and we are immensely grateful for the eagerness and interest shown by the community in meeting us half way.*

*Council is currently working on a report in which we will provide a detailed feedback as well as hold ourselves accountable in delivering to the needs of our community.*

*Honourable Councillors*

*Ladies and gentlemen,*

*The Mayoral Office has recommenced its monthly meetings with the Namibian Police. The meetings are desired to identify challenges faced by the parties, identifying high crime rate areas and working together towards curbing crime and ensure the safety and security of the community we serve. This initiative dates back to the late 90s when the Swakopmund Namibian Police and the Council met regularly in order to discuss pertinent issues relating to the safety of our community and to share relevant statistics.*

*So far, only two meetings were held and these meetings are set to take place on a monthly basis. During these meetings, a number of pertinent issues were raised and the relevant offices have agreed to find solutions to these challenges in order to enhance the safety and security of our community.*

*Ladies and gentlemen,*





On 18 February, the Mayoral Office received a courtesy visit from Dr. Alti Zwandor, the UNAIDS country Director. The discussion was centered on the HIV situation and response as part of the global HIV and global HIV end cities initiative.

During this meeting, it was noted that there is a high prevalence of HIV/AIDS infection in adolescent and young women and the exposure to intergenerational relationships was cited as one of the contributing factors. Moreover, the lack of male involvement continues to be a challenge in the fight against HIV/AIDS prevention and early treatment as men rely on their partners to get tested and get treatment.

Honourable Councilors, Ladies and gentlemen

The HIV/AIDS epidemic negatively impacts the development of any city and thus we need to actively work towards raising awareness, not to stigmatize those living with it, but to help them to live positive lives.

Henceforth, the Municipality of Swakopmund with the support from its key partners such as the UNAIDS and the Ministry of Health and Social Services will embark on activities that encourage the active participation of male partners in this fight.

Ladies and gentlemen

The UNAIDS have recognized the pivotal role of city and town Mayors as the champions in the fight towards ending this epidemic. As a result of this, the Municipality of Swakopmund will part take in this noble initiative. A number of activities have been envisaged for this year which will promote male involvement and creating awareness on responding to the targets towards ending the spread of HIV/AIDS. Therefore, we would like to invite my fellow men to please take the stance with me to fight the spread of this disease.

Honourable Councilors, Ladies and gentlemen.

Following various alarming reports on learners and minors having experienced incidents such as drowning, suicide, cyber bullying, gender based violence, pedestrian accidents and kidnapping in the community, the Ministry of Gender Equality and the Namibian Police have introduced the #KeepMeSafe and Anti-Cyber Bullying Campaign. The purpose is to raise awareness to the learners and parents on the dangers that they are faced with and to assist them in being cautious when faced with danger. The team consisting of different representatives from respective Ministries will visit 5 different schools targeting learners from Grade 8 to 12 from 9-12 March 2020. Parents are encouraged to inform their children and help advice for their own safety.

The HIV/AIDS epidemic negatively impacts the development of any city and thus we need to actively work towards raising awareness, not to stigmatize those living with it, but to help them to live positive lives.

Ladies and gentlemen,

On the 21st of February 2020, the employees of the Municipality of Swakopmund held a team building exercise in order to boost the morale of and to strengthen the relations amongst each other. The Municipal staff currently consisting of approximately 400 employees were grouped into different sports teams and participated in different sport codes. The drive of this exercise is geared towards building relations amongst staff members for a greater goal which is to improve its service delivery to the public.

My hope is that this will yield positive results not only in our professional set up but in our personal lives. In the same light, I would like to move a long overdue suggestion that our CEO and his strategic management team designs a standing municipal staff annual prayer sessions towards the end of every financial year calendar, especially for those who believe in Christianity.

Ladies and gentlemen

I wish to congratulate the White team who was the overall winner this year. I would also like to thank each and every staff member who showed up and participated.

We also envisage hosting the Mayoral Annual tournament and will share more details regarding this.





6. **INTERVIEWS WITH DEPUTATIONS OR PERSONS SUMMONED OR REQUESTED TO ATTEND THE MEETING OF COUNCIL**

6.1 Long Service Awards

*Long service Award*

*Ladies & Gentlemen*

*We hereby would like to acknowledge the following staff members, who have been serving at the Municipality for many years.*

*As we present them with this long service awards, Together with my fellow Councillors, we wish to express our gratitude to them for their priceless contribution made towards the work of this Municipality.*

*Ladies & Gentlemen*

*Thank you for your undivided attention.*

*Nehemiah Salomon  
MAYOR*

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7. **PETITIONS**

None.

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8. **MOTIONS OF MEMBERS**

None.

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9. **ANSWERS TO QUESTIONS OF MEMBERS OF WHICH NOTICE WAS GIVEN**

None.

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10. **REPORT OF THE MANAGEMENT COMMITTEE REFERRED TO IN SECTION 26(1) (E) OF THE ACT**

10.1 **REPORT TO COUNCIL ON RESOLUTIONS TAKEN BY MANAGEMENT COMMITTEE DURING JANUARY 2020**

10. Minutes of Ordinary Management Committee meeting held on 30 January 2020.

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*JMS*

11. RECOMMENDATIONS BY THE MANAGEMENT COMMITTEE  
11.1 ORDINARY MANAGEMENT COMMITTEE MEETING HELD ON  
13 FEBRUARY 2020

11.1.1 ERF 4956, EXTENSION 14, SWAKOPMUND: APPLICATION  
FOR AN EXTENSION OF TIME  
(C/M 2020/02/27 - E 4956)

RESOLVED:

- (a) That the application of Ms L Iyambo for an extension of the due date for payment of the purchase price until 31 July 2020, in respect of Erf 4956, Extension 14, Swakopmund be approved.
- (b) That an interest rate of 10.5% be applicable for the period 06 August 2019 until date of registration.
- (c) That Council takes note that the interest charged from 06 August 2019 until 31 July 2020 amounts to N\$60 549.49.
- (e) That the interest be recalculated, if the transfer of ownership takes place earlier than 31 July 2020.

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11.1.2 SALE OF LAND TO ECOBOND NAMIBIA SERVICES CC FOR A  
DRY PORT: DETERMINATION OF PURCHASE AND  
CONDITIONS OF SALE  
(C/M 2020/02/27 - 16/14/2/1/5)

RESOLVED:

- (a) That Council's resolution passed on 25 July 2019 under item 11.1.1 approving the lease and conditions of lease for Ecobond Services Namibia CC be repealed and replaced with this resolution.
- (b) That Council approves the application by Ecobond Services Namibia CC (2011/0798) to purchase a portion of land measuring approximately 200 000m<sup>2</sup> (20 Ha) for the establishment of a dry port, subject to point (g) (v) below.
- (c) That the sale of the portion of land be for the development and establishment of a dry port and related buildings (offices, storage, fuel, canteen, ablution and overnight facilities for shift workers / security guards) at the location indicated map marked Annexure "E" (on file).
- (d) That the purchase price of a portion of land be N\$3 750 000.00 (N\$187 500.000 / Ha x 20 Ha), 15% VAT excluded.
- (e) That the newly created erf be zoned special for industrial bulk storage for a dry port; that no betterment fee be charged as the purchase price was determined assuming the use of the land as a dry port.





- JNS



- (ix) *The portion of land is sold "voetstoots" or "as is" with the Council giving no warranty or guarantee, whether express or implied, oral or tacit, as to the suitability of the lay-out or situation or subterranean composition of the property or any improvements thereon. The Council also does not warrant that the services installed at the property are suitable for the use intended by the Purchaser. It is therefore the obligation of the purchaser to verify that the installed electricity, sewage and water connections are suitable for the intended use of the property.*
- (x) *That no development or construction be permitted to commence until the statutory processes have been completed and the erf is transferred.*
- (xi) *That the portion of land be properly fenced in.*
- (xii) *That the purchaser constructs structural improvements worth at least equal to the municipal valuation of the property. Structural improvements, for purposes of this condition, shall not include the construction of boundary walls or any changes to the subterranean composition of the property.*
- (xiii) *That the said improvements be completed within 24 months (2 years) from date of transfer (point (vi) above).*
- (xvi) *The agreement of sale be signed and returned to the Swakopmund Municipality, by the purchaser within 21 days of receipt thereof by the purchaser.*
- (xiv) *That the purchaser indemnifies Council against any claims resulting from blasting, should blasting need to be done.*
- (xv) *That the purchaser provides the registration documentation of the entity (Council resolution of 27 April 2017 under item 11.1.10) and that the shareholders / members must be cautioned that the shareholders / members remain the same until the transfer is completed and they have complied with all conditions of sale.*
- (h) **That the following special conditions approved on 25 July 2019 under item 11.1.1 be applicable:**
  - (i) *That as required in terms of Council's resolution passed on 22 November 2018 under Item 11.1.37, Ecobond Services Namibia CC consults the following entities for approvals / supply of services at their cost: Roads Authority, Environmental Impact Assessment, NamWater, NamPower and Erongo RED and Trans Namib.*
  - (ii) *That all services be installed to the satisfaction of the General Manager: Engineering Services and at the cost of Ecobond Services Namibia CC and Council be indemnified of any possible claims.*
- (i) **That the following additional conditions be applicable:**
  - (i) *That a right of way servitude be registered over Council's property to allow access to the portion of land.*
  - (ii) *That the following statutory processes be finalized by the developer within 24 months after approval being obtained by Council in terms of point (g) (v) above:*
    - (1) *Subdivision of the portion of land.*





- (2) *Rezoning of the newly created erf for special use as industrial bulk storage for dry port; that no betterment fee be charged as the purchase price was determined assuming the use of the land as a dry port.*
- (3) *That an environmental clearance certificate be obtained in terms of the Environmental Management Act of 2007.*

- (j) That the truck port site be located in the vicinity of the dry port.

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11.1.3      APPLICATION REQUESTING CHANGES TO THE DEVELOPMENT AGREEMENT FOR ERF 3289, MONDESA  
(C/M 2020/02/27      -      M 3289)

RESOLVED:

That this item be withdrawn from the Agenda.

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11.1.4      OBJECTIONS AGAINST THE RENEWAL OF A LEASE AGREEMENT FOR A PORTION ON ERF 2747, SWAKOPMUND AND A PORTION OF FARM 165, SWAKOPMUND BY MR PETER VAN GINKEL  
(C/M 2020/02/27      -      E 2747, 9.03.03)

RESOLVED:

- (a) That Council takes note of the objections received against the renewal of the lease of a portion of land located on Erf 2747, Swakopmund to Mr P H B van Ginkel for the operation of tourism related activities.
- (b) That Council does not support the objections received as these are without merit and are based on personal issues and in the objector's business interest.
- (c) That Council's comments be submitted to the Ministry of Urban and Rural Development as required in terms of Section 63 (3) (b) of the Local Authorities Act 23 of 1992 for consideration.

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11.1.5      AUDIENCE REQUEST FOR AN EXTENSION TO SECURE PURCHASE PRICE ON VARIOUS ERVEN  
(C/M 2020/02/27      -      E 8929, E 8930, E 8939, E 4874, E 4899, Swk)

RESOLVED:

That this item be withdrawn from the Agenda.

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11.1.6      PROGRESS REPORT REGARDING THE REGISTRATIONS FOR RESIDENTS IN NEED OF HOUSING  
(C/M 2020/02/27      -      H 5/3)

RESOLVED:

- (a) That Council approves the names of 687 new applicants (on file) who have been registered for housing during the period October 2017 to January 2020.





- (b) That the applicants in (a) above be added to the Master Waiting List of Swakopmund.

11.1.7

**APPROVAL OF SWAKOPMUND TOWN PLANNING  
AMENDMENT SCHEME NUMBER 69**

(C/M 2020/02/27 - 16/1/4/1/1)

**RESOLVED:**

- (a) That Amendment Scheme Number 69 as submitted before Council be approved, to include the following items:
- Rezoning of Erf 5831, Swakopmund Extension 18 from "Single Residential" with a density of 1:600 to "General Residential 2" (C/M 2019/05/23).
  - Rezoning of Erf 9794, Swakopmund Extension 39, from "General Residential 1" with a density of 1:100 to "General Business" (C/M 2019/11/28).
  - Rezoning of Erf 4095, Mondesa Extension 10, from "General Residential 1" with density of 1:100 to "Single Residential" with a density of 1:300 (C/M 2019/09/26).
  - Rezoning of Erf 1331, Tamariskia Extension 1, from "Single Residential" with a density of 1:600 to "General Residential 1" with a density of 1:250 (C/M 2019/10/31).
  - Rezoning of Erf 328, Mile 4, Extension 1, from "Single Residential" with a density of 1 dwelling per erf to "General Residential 2" with a density of 1:250 (C/M 2019/02/28).
  - Rezoning of Erf 680, Swakopmund, from "General Residential 2" with a density of 1:250 to "General Business" (C/M 2019/07/25).
- (b) That Messrs van der Westhuizen Town Planning and Properties be authorized to compile and submit the Amendment Scheme No. 69 to the Ministry of Urban and Rural Development for approval by the Honourable Minister.

11.1.8

**AVAILABILITY OF INSTITUTIONAL ZONED SITES SUITABLE FOR  
TERTIARY EDUCATION FACILITIES AND THEIR PLANNING  
STATUS AS WELL AS PROGRESS PERTAINING TO THE  
ESTABLISHMENT OF THE LIGHT INDUSTRIAL TOWNSHIP ON  
PORTION 164**

(C/M 2020/02/27 - 16/1/4/1/4, 16/1/4/2/1/15)

**RESOLVED:**

- (a) That subject to the requirement of a tertiary institution, erven on the table below are deemed suitable for development of tertiary education facilities.

Erf Number	Township	Area (Ha)
3342	Swakopmund Ext 9	5.6
982	Matutura Ext 4	4.5
1143	Matutura Ext 6	4.2
2028	Matutura Ext 12	2.9



2809	Matutura Ext 13	5.6
6423	Swakopmund Ext 24	4.5
7546	Swakopmund Ext 28	2.0
7643	Swakopmund Ext 28	3.1
6787	Swakopmund Ext 25	1.6
6788	Swakopmund Ext 25	1.6
308 (Not formal)	Swakopmund Ext 42	5.0

- (b) That among the above listed sites, only Erf 3342, Swakopmund could immediately be sold for the construction of a tertiary education facility, and that Council revokes its decision of 2014.
- (c) That Council revokes its Council Resolution Number (C/M 2014/09/02 - E3342) under Item Number 11.1.11.
- (d) That Erf 3342, Swakopmund be reserved for a tertiary institution and its sale be subject to Council approval.
- (e) That Council recommends servicing the rest of the institutional sites and new township establishments be accelerated.
- (f) That Council takes note of the planning progress pertaining to the establishment of the Industrial Township on Portion 164.
- (g) That the General Manager: Corporate Services & HC submit a list of all applications for the Institutional land to the Management Committee, for consideration.

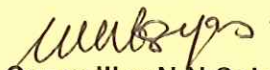
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13. DRAFT REGULATIONS AND TARIFFS, IF ANY

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The meeting adjourned: 19:17

Minutes confirmed on: 26 March 2020

  
Councillor N N Salomon  
MAYOR

AK/

  
A Benjamin  
CHIEF-EXECUTIVE OFFICER